

PUBLIC HEARING -- December 16, 1964

Appeal #8011 American University, appellant

The Zoning Administrator, District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1964.

ORDERED:

That the appeal to erect Mary Graydon Center, Chemistry Building, Dormitory "I" and Music Building as part of the University at Massachusetts and Nebraska Avenues, N. W., parcels 22/96, 22/73, 22/90, 22/91 and Lot 1, square 1600, be granted.

From the record and evidence adduced at the hearing the Board finds the following facts:

1. The American University is an academic institution which qualifies for BZA review as provided in subsection 3101.46.

2. The master plan for the development for the campus has been submitted to the Board as required by subparagraph 3101.46 (c).

3. The FAR for the completed campus will be .64, well below the limit permitted in the R-5-A District.

4. The buildings which are the subject of this appeal are consistent with the master plan and comprise the following:

(a) Mary Graydon Center - A two-story fire-resistive addition to an existing structure. Steel framing, cinder block walls, aluminum windows, air conditioned. This unit must be started in March, 1965, to provide needed seating area in the food service section by September 1965.

(b) Chemistry Building - A three-story fully fire-resistive structure. Reinforced concrete frame, cinder block walls, aluminum windows, air conditioned. Construction is to start in the summer of 1965 with completion scheduled for 1966.

(c) Dormitory "I" - A seven-story fully fire-resistive addition to an existing structure. Steel and bar joist frame, brick and limestone exterior with block backup, aluminum windows, air conditioned. This dormitory to be started in arch 1965 in order to be opened in September 1966 and relieve the over-crowded housing situation.

(d) A two-story fully fire-resistive structure. Steel and reinforced concrete frame. Brick exterior with block backup, aluminum windows, air conditioned. Construction is to start in the summer of 1965 with completion scheduled for 1966.

5. An approval by the National Capital Planning Commission has been received.

6. The Department of Highways and Traffic offers no objection to the granting of this appeal.

7. There was no objection to the granting of this appeal at the public hearing.

OPINION:

The Board is of the opinion that the proposed campus improvements are consistent with the development plan of the university, which plan is approved, and that the development now proposed is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

We find further that the exception is in being with the Board's authority to grant special exceptions as provided in section 8207.2 of the Zoning Regulations.